

3 Brookman Court, Blair Athol, SA, 5084



House For Sale

Thursday, 10 October 2024

3 Brookman Court, Blair Athol, SA, 5084

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Benjamin Philpott
0883435600



David Philpott
0883435600

Zone: Urban Renewal Neighbourhood - 840sqm Land Holding

Discover the incredible opportunities that await you in this 1949-built home, featuring three bedrooms and one bathroom, all set on a generous 840 sqm (approx) of prime land.

As you step through the front door, you're greeted by a spacious living room, perfect for relaxation and family gatherings. The combined kitchen and dining area offers ample bench space and storage, catering to all your culinary needs. Each of the three bedrooms is thoughtfully designed to provide comfort and room to grow. The bathroom includes a vanity, bath, and shower, with the added convenience of a separate toilet. Laundry facilities complete the practical layout of this charming home.

The expansive 841 sqm lot, with a 14.51m frontage, presents a remarkable opportunity for development within this quiet cul-de-sac. Zoned Urban Renewal Neighbourhood (URN), this property is ideal for developers looking to explore multi-dwelling options (subject to planning consent).

For those considering a more immediate investment, this home also offers strong rental potential while you plan your next steps. Blair Athol is an emerging suburb, conveniently located just 6kms from the CBD, with easy access via Main North Road or Prospect Road.

Convenience is paramount here, with the Churchill Centre shops only 2kms away and a variety of local schools and dining options within walking distance.

Nearby zoned primary schools include Enfield Primary School, Blair Athol North B-6 School, and Prospect North Primary School, while the nearby Roma Mitchell Secondary College serves as the zoned secondary school.

Don't miss this chance to unlock the endless possibilities this property has to offer.

SPECIFICATIONS:

CT // 5473/146

Zoning // Urban Renewal Neighbourhood

Land // 841sqm

Built // 1949

Council // City of Port Adelaide Enfield

Council Rates // \$1,528.20 per annum

SA Water // \$203 per quarter + usage

Tenancy // Currently leased to August 2025 at \$450pw

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's

responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

RLA 46442